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CITY OF WESTMINSTER

P.O. Box 710  
Westminster, Maryland 21158

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June 17, 2010

Mr. Thomas Beyard  
Zoning Administrator  
City of Westminster  
56 West Main Street  
Westminster, MD 21157

Re: City of Westminster Comprehensive Zoning  
Map Amendment of 2010 – CMA #10-1

Dear Mr. Beyard:

On behalf of The Mayor and Common Council of Westminster, please find enclosed an application entitled "City of Westminster Comprehensive Zoning Map Amendment of 2010 – CMA #10-1". This amendment, if approved, would update the City's Zoning Map to affirm the current zoning of properties, with the exception of those changes recommended in the 2009 Comprehensive Plan and included in the application.

Please commence consideration of this application at your earliest convenience. Questions in regard to this application should be addressed to me.

Very truly yours,

Marge Wolf  
City Administrator

enclosure

cc: Mayor and Common Council  
Planning and Zoning Commission  
Melissa Hynes  
Elissa Levan  
Karen Ruff

APPLICATION FOR COMPREHENSIVE ZONING  
MAP AMENDMENT TO ZONING MAP

Case No.: CMA 10-1  
Filed: 7/7/2010

CITY OF WESTMINSTER, MARYLAND

Hearing Dates:  
P&Z: 8/12/2010  
M&CC: \_\_\_\_\_

TO THE MAYOR AND COMMON COUNCIL OF WESTMINSTER

Name of Applicant: The Mayor and Common Council of Westminster

hereby requests that the Zoning Map of the City of Westminster, dated December 17, 2008, together with any and all changes approved since that time, be affirmed and approved as it currently exists, with the exception of the properties listed below on this application. The current Zoning Map of the City of Westminster, along with the changes recommended below, are in keeping with the land use changes recommended in the City of Westminster's 2009 Comprehensive Plan that was adopted on September 27, 2009.

Property Name	Address	Acres	Current Zoning	Proposed Zoning	Exhibit
WMC Development Corp - Route 140	MD Route 140 & WMC Drive	34.2 Acres	B-Business	N-C Neighborhood Commercial	Exhibit A
WMC Development Corp - Route 31	E/S MD 31 at W Main St/ Uniontown Rd	6.12 Acres	B-Business/R-10,000	N-C Neighborhood Commercial	Exhibit B
Cornias Property	W/S MD 31 at Tahoma Farm Road	20 Acres	R-20,000 Residential	N-C Neighborhood Commercial	Exhibit C
Wakefield Valley Property	1000 Old Fenby Farm Rd.	240 Acres	R-20,000 Residential	C- Conservation	Exhibit D
CCIDA Property	Lot #3, Westminster Tech Park	2.3 Acres	P-I Planned Industrial	B - Business	Exhibit E
St. John's Property	MD Route 140 & Wimert Ave.	3 Acres	R-7,500 Residential	B - Business	Exhibit F
Route 27 Corridor	Along MD 27/Main Street	27.9 Acres	C-B Central Business/D-B Downtown Business	MUI - Mixed Use Infill	Exhibit G
Tennant Property	MD Route 140 & Cranberry Rd.	3.16 Acres	R-7,500 Residential	B - Business	Exhibit H
TBH Property	Rear of 52-56 John Street	.71 Acres	D-B Downtown Business	I-R Industrial Restricted	Exhibit I

The Mayor and Common Council of Westminster

Date: 6/17/10

By: Marge Wolf  
Marge Wolf, City Administrator



# 2010 Comprehensive Re-Zoning of the City of Westminster

## Introduction:

There is a link between the Comprehensive Plan and the zoning of every parcel. Zoning is a tool to implement the land use policy statement of the Comprehensive Plan, and, thus, zoning is to be consistent with the land use plan.

Now that the 2009 Comprehensive Plan is adopted, we are moving forward on the process of City-wide rezoning. The rezoning of any parcel will be evaluated against the land use designation it received in the Comprehensive Plan.

## **Exhibit A & B: WMC Develop Corporation MD Route 140 & MD Route 31**

### **➤ Proposed Re-Zoning: Business to Neighborhood Commercial**

**Excerpt from 2009 Comprehensive Plan:** The Westminster 2009 Comprehensive Plan approved the land use change of the WMC Development Corporation property, along MD Route 140 and MD Route 31, from Commercial to Neighborhood Commercial.

The Neighborhood Commercial Land Use designation provides a method for the orderly grouping and spacing of limited commercial development on properties outside, of the City's downtown, with quality design. The site is suitable for Neighborhood Commercial because it is intended to allow for appropriate commercial development in a convenient location, without adversely affecting the physical development pattern of nearby residential areas.

The WMC Development Corporation property borders two neighborhoods, as well as the McDaniel College campus, and is located across the street from another Neighborhood Commercial property, Shoppes at Meadow Creek. Of the total 34.2 acres, about 19.77 acres are currently developed or improved with a shopping center, a hotel and a stormwater management pond. The remaining 16.7 acres are vacant. Vacant land is a precious commodity within Westminster; as a result the WPZC holds this property to a higher standard than most commercial properties, in order to achieve an attractive property that is compatible with the surrounding neighborhoods.

The 2009 Comprehensive Land Use Map has re-designated the land use of the 34.2 acre parcel from Commercial to Neighborhood Commercial; and the 6.12 acre parcel from Commercial to Neighborhood Commercial.

## **Exhibit C: Cornias Property**

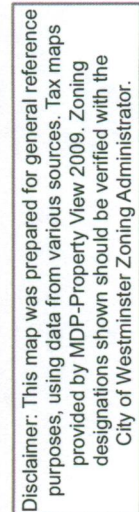
### **➤ Proposed Re-Zoning: R-20,000 to Neighborhood Commercial**

The re-zoning of the Cornias Property from Residential R-20,000 to Neighborhood Commercial follows the 2004 Land Use Map and recommendations.



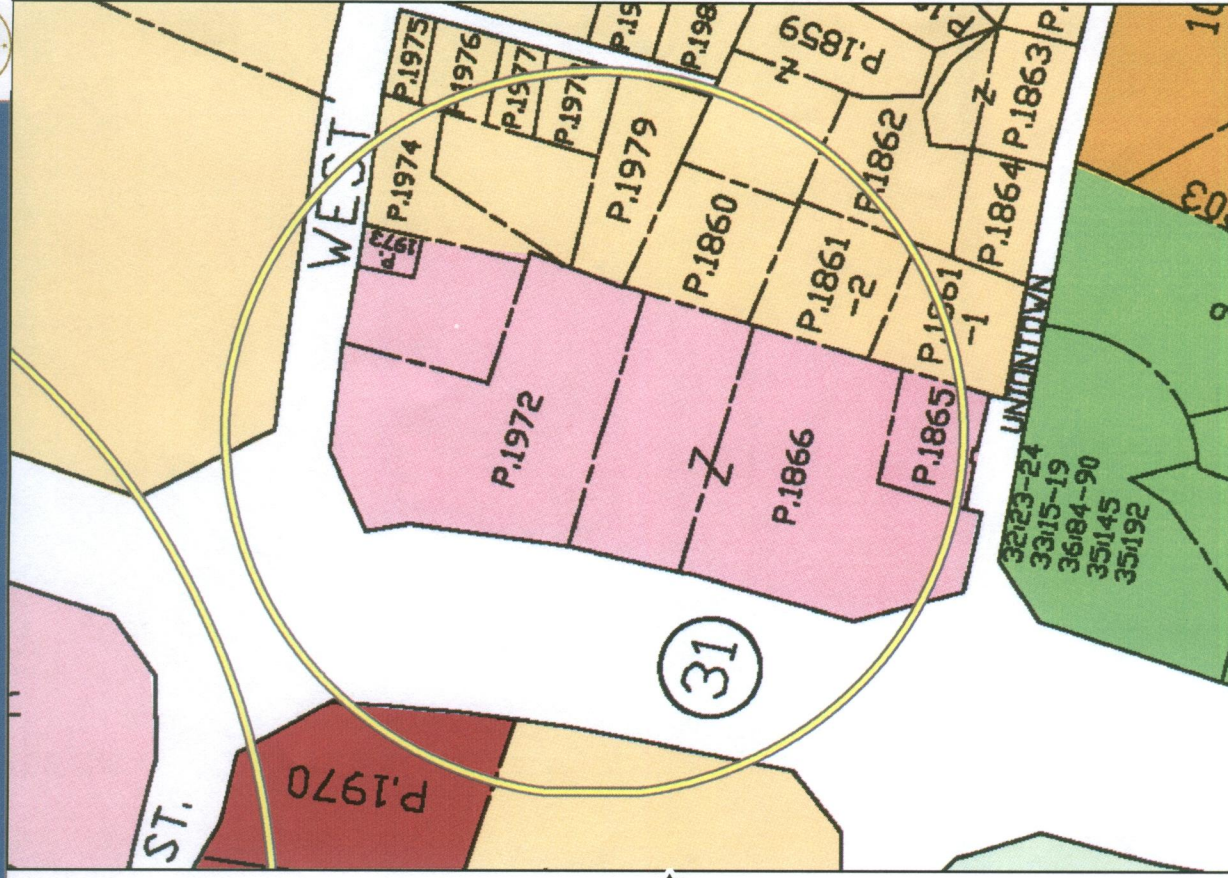
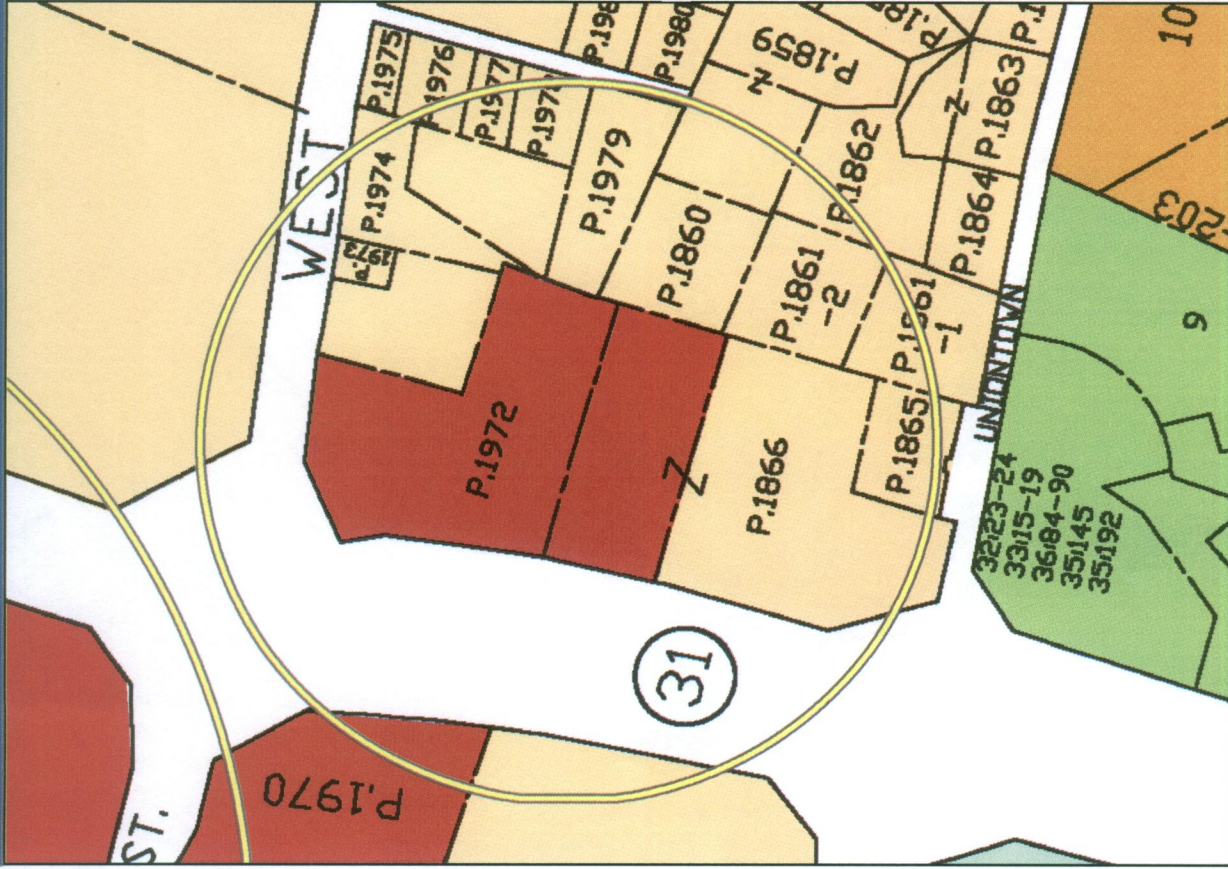


NOT TO SCALE



Legend	PD-4 - Planned Development (4/Ac)	PD-9 - Planned Development (9/Ac)	R-7 500 - Residential	R-10,000 - Residential
B - Business				
C - conservation				
C-C - Central Commerce				
C-B - Central Business				
D-B - Downtown Business				
I-R - Restricted Industrial				
MUI - Mixed Use Infill				
N-C - Neighborhood Commercial				
PRSC - Planned Regional Shopping				





# Zoning

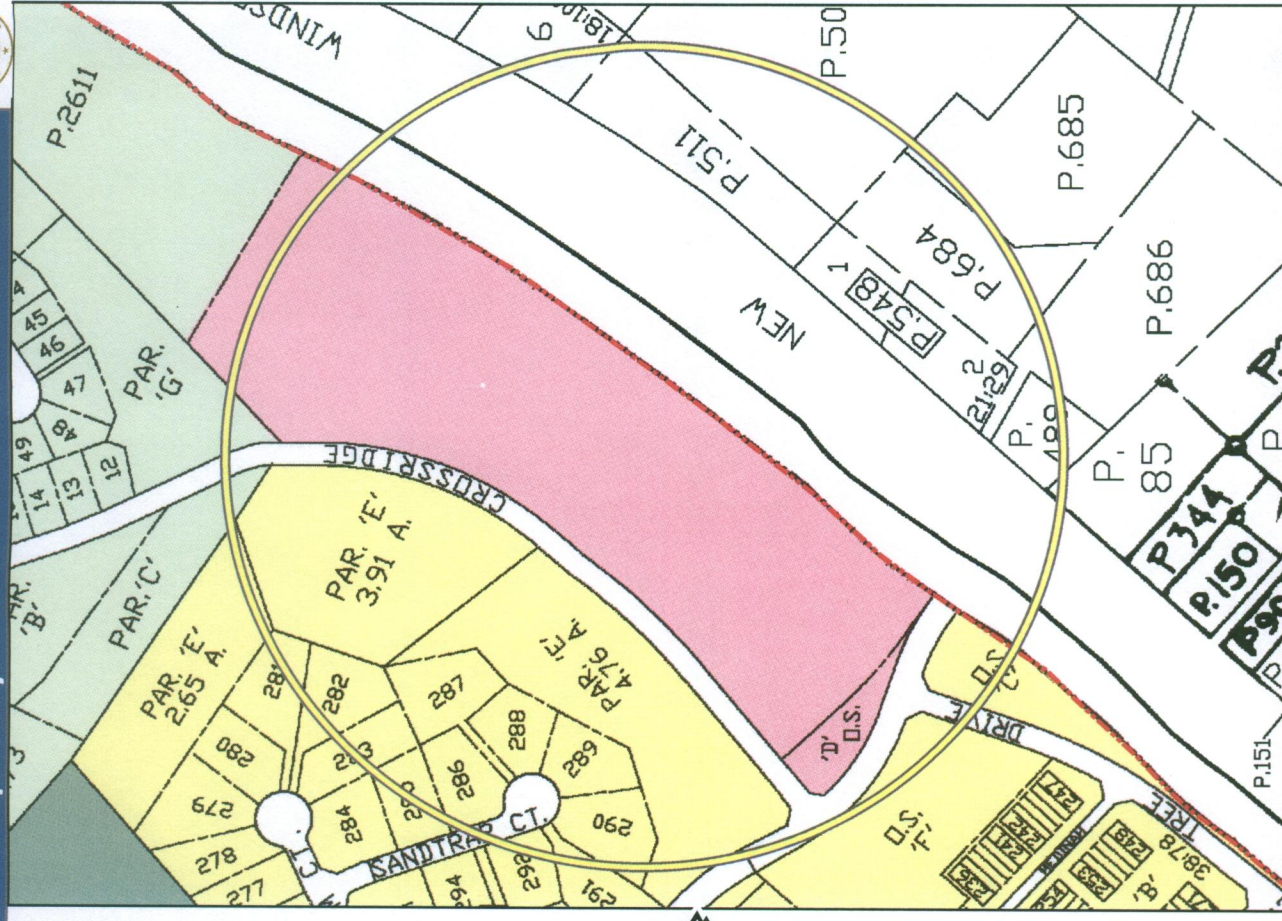
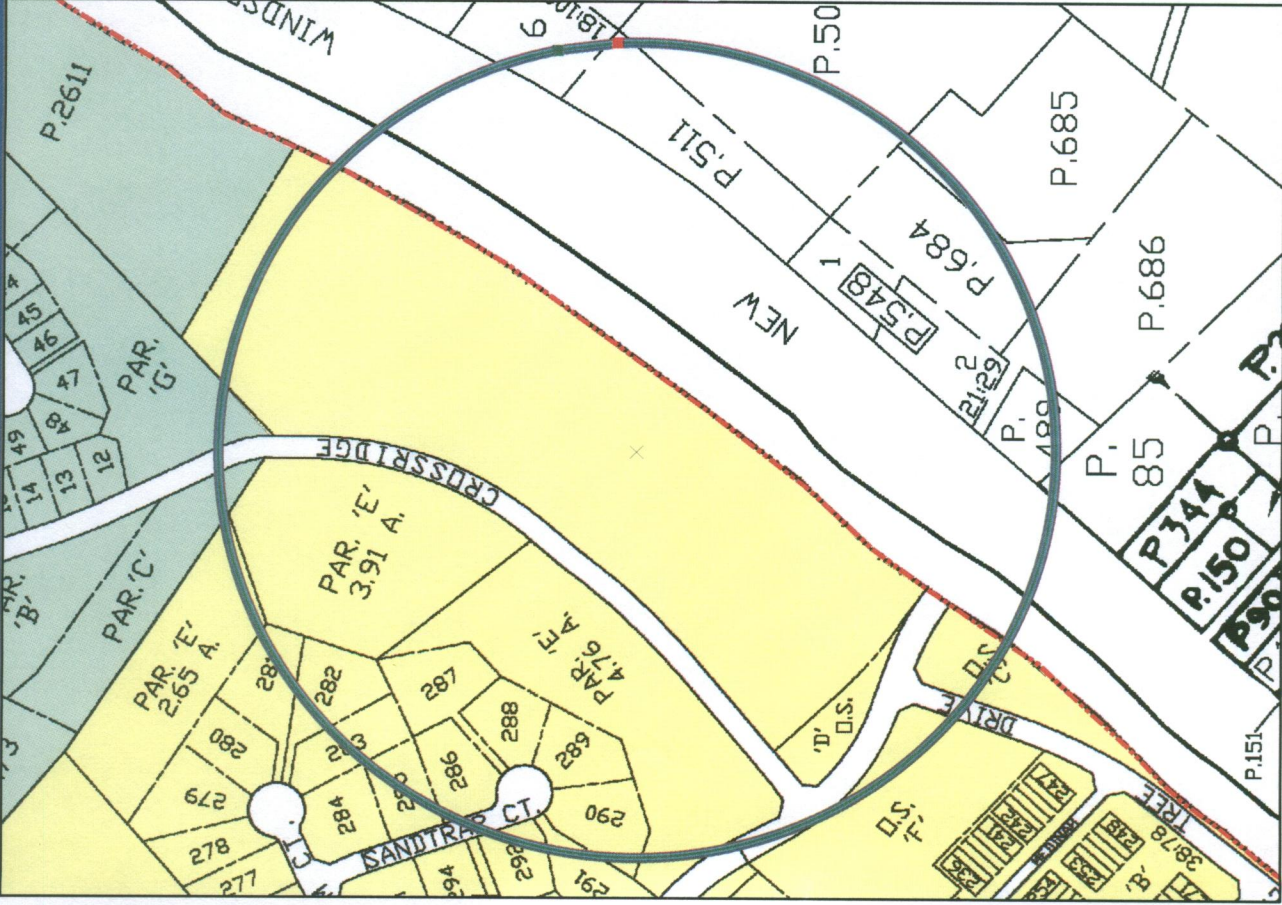
B-Business	D-B- Downtown Business	I-R- Restricted Industrial	PD-4- Planned Development (4/Ac)	R-20,000- Residential
C- conservation	C-N- Compatible Neighborhood	MU- Mixed Use Infill	PD-9- Planned Development (9/Ac)	
C-C- Central Commerce	I-G- General Industrial	N-C- Neighborhood Commercial	R-7,500- Residential	
C-B- Central Business	P-I- Planned Industrial	P-RSC- Planned Regional Shopping	R-10,000- Residential	

Disclaimer: This map was prepared for general reference purposes, using data from various sources. Tax maps provided by MDP-Property View 2009. Zoning designations shown should be verified with the City of Westminster Zoning Administrator.



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#### Zoning

B- Business	D-B- Downtown Business	I-R- Restricted Industrial	PD-4- Planned Development (4/Ac)	R-20,000- Residential
C- conservation	C-N- Compatible Neighborhood	MU- Mixed Use Infill	PD-9- Planned Development (9/Ac)	
C-C- Central Commerce	I-G- General Industrial	N-C- Neighborhood Commercial		
C-B- Central Business	P-I- Planned Industrial	P-RSC- Planned Regional Shopping		
				R-7,500- Residential
				R-10,000- Residential

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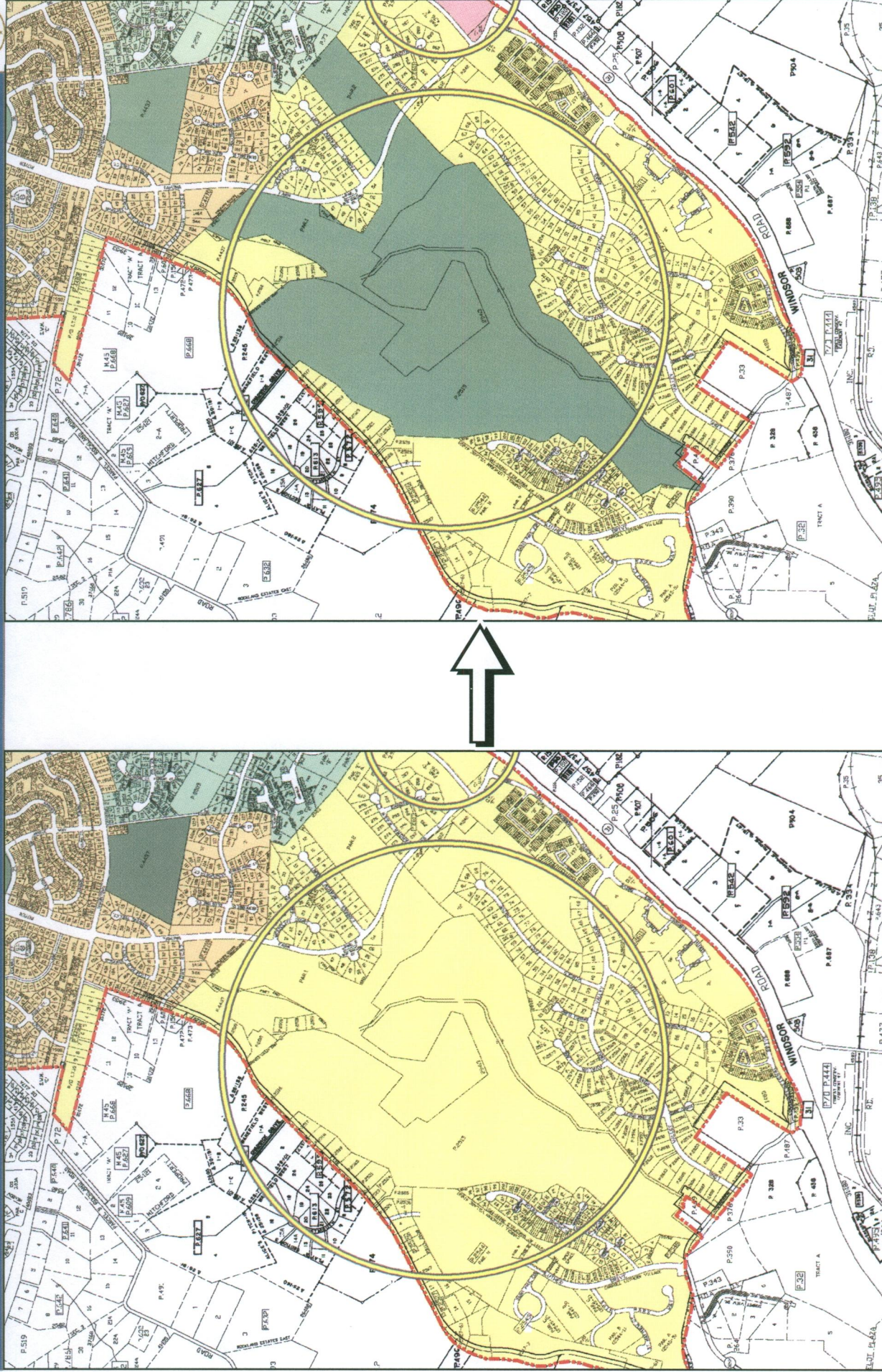
## **Exhibit D: Wakefield Valley Property**

### **➤ Proposed Re-Zoning: R-20,000 to Conservation**

**Excerpt from 2009 Comprehensive Plan:** The 1978 Development Plan for the Wakefield Valley restricted the development of housing within the parcel where Wakefield Valley Golf Course and Conference Center exists today. However, the current land use is Low Density Residential even though the development plan will not allow any residential homes to be built in this area. The WPZC recommended a land use change from Low Density Residential to Conservation to reflect the development plan and the existing land use.

The existing land use for this parcel is the Wakefield Valley Golf Course and Conference Center surrounded by forest land and natural landscapes as well as a stream that runs from the southwest corner to the eastern portion of the parcel. This change reflects how the land is currently used; however, this change does not change the approved Development Plan for Wakefield Valley. The 2009 Comprehensive Land Use Map has re-designated the land use of this 240 acre parcel from Low Density Residential to Conservation.





### Zoning

- B-Business
- C-conservation
- C-Central Commerce
- C-B-Central Business
- D-B-Downtown Business
- I-R-Restricted Industrial
- C-N- Compatible Neighborhood
- I-G-General Industrial
- P-I-Planned Industrial
- PD-4-Planned Development (4/Ac)
- PD-9-Mixed Use Infill
- N-C-Neighborhood Commercial
- P-RSC-Planned Regional Shopping
- R-20,000- Residential
- PD-9-Planned Development (9/Ac)
- R-7,500- Residential
- R-10,000- Residential

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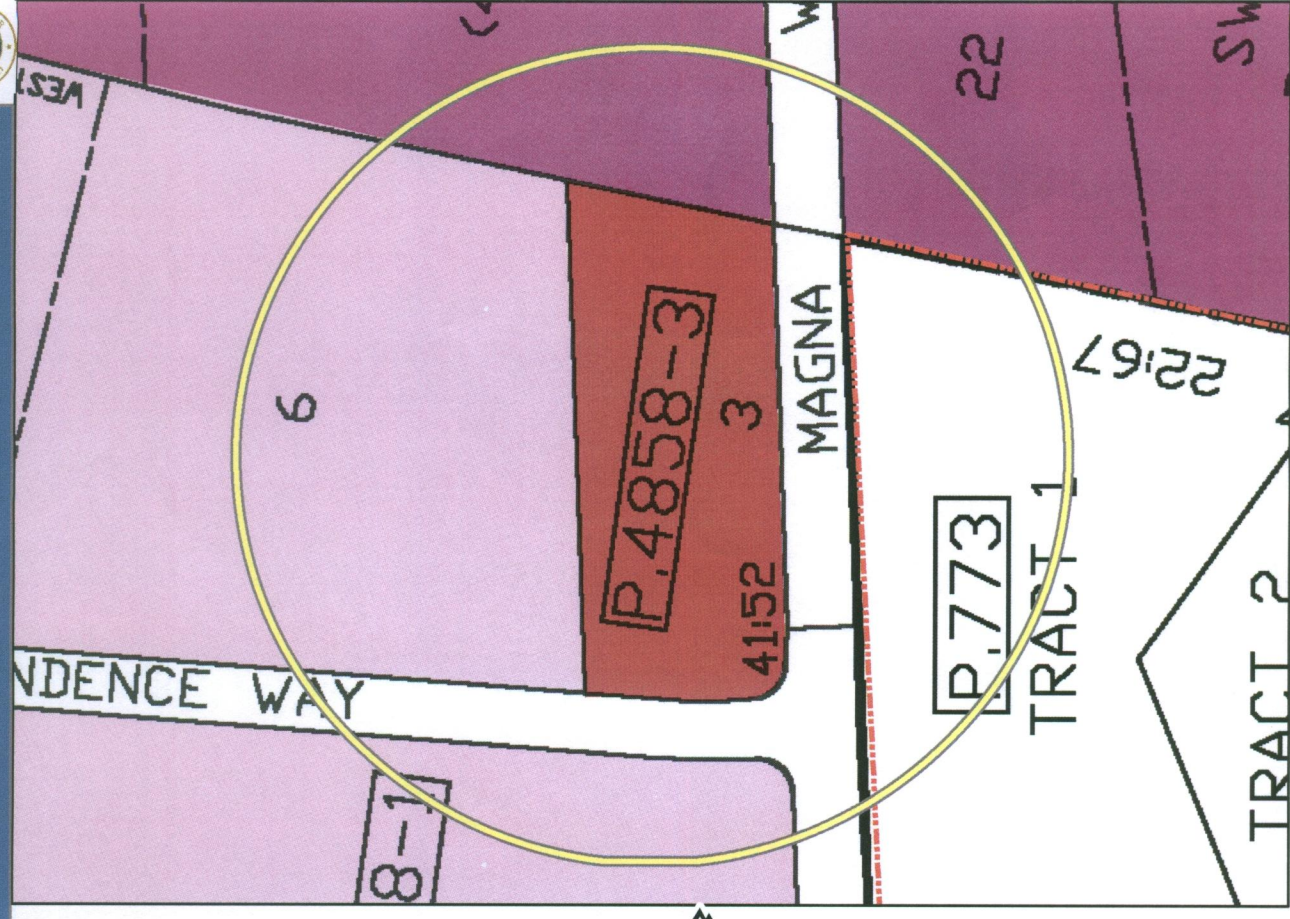
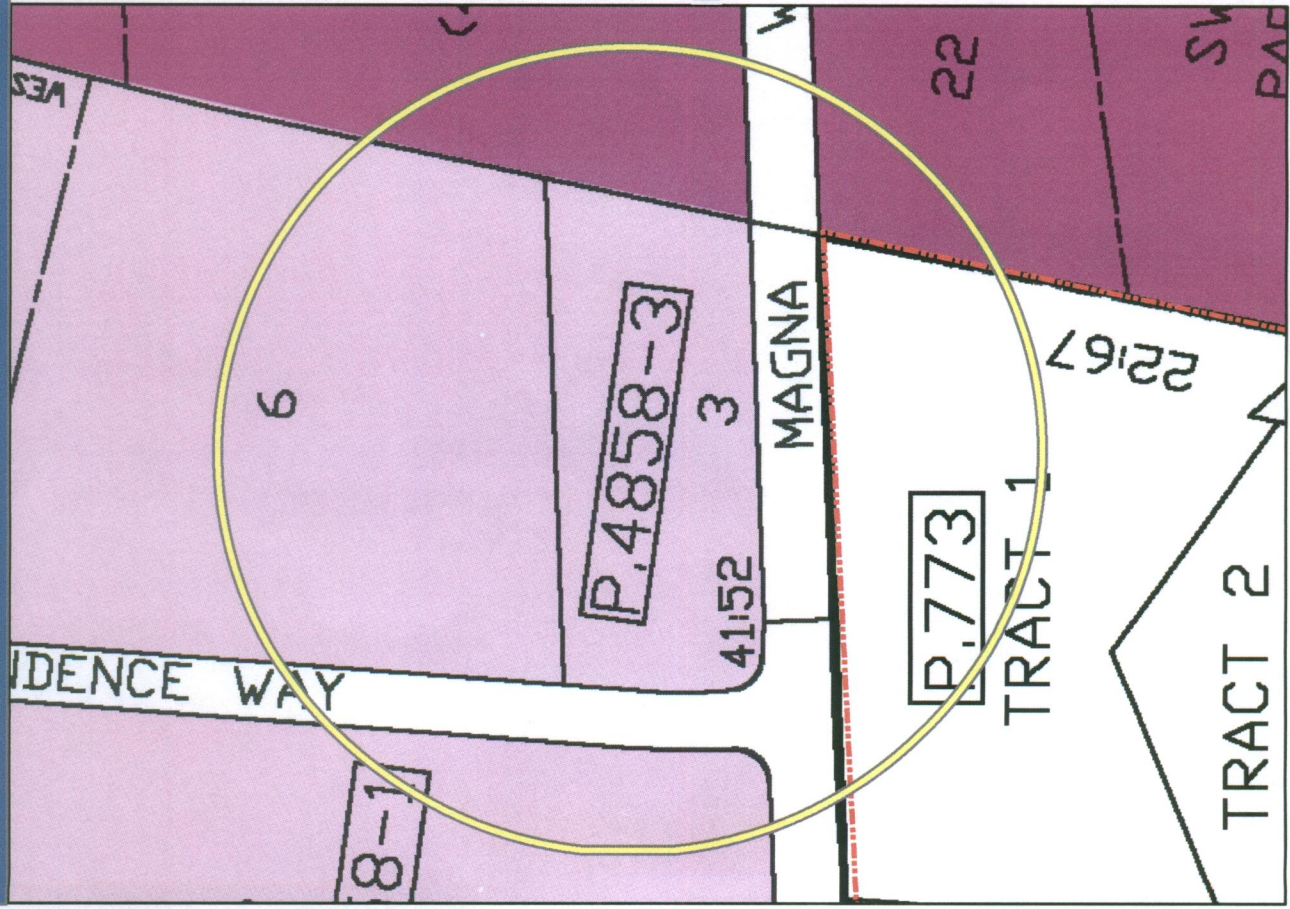


## **Exhibit E: Carroll County Industrial Development Authority (CCIDA) Property**

### **➤ Proposed Re-Zoning: P-I Planned Industrial to B-Business**

**Excerpt from 2009 Comprehensive Plan:** County County's newest business park, the Westminster Technology Park, opened in 2008. The Westminster Technology Park is the product of the Carroll County Industrial Development Authority (CCIDA). The CCIDA purchased the 63-acre tract in 2001. Various parcels have been sold and developed and the CCIDA determined the need for some commercial development to support the industrial park. The current P-I Planned Industrial zoning does allow for some commercial uses, however the CCIDA requested the City's B-Business zone for the 2.3 acre parcel, as this zoning offers additional use flexibility.





Zoning	
B- Business	D-B- Downtown Business
C-conservation	C-N- Compatible Neighborhood
C-C- Central Commerce	I-G- General Industrial
C-B- Central Business	P-I- Planned Industrial
I-R- Restricted Industrial	MUL- Mixed Use Infill
N-C- Neighborhood Commercial	P-RSC- Planned Regional Shopping
PD-4- Planned Development (4/Ac)	R-20 000- Residential
PD-9- Planned Development (9/Ac)	R-7 500- Residential
R-7 500- Residential	R-10 000- Residential

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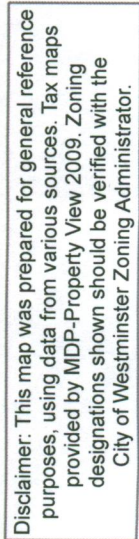
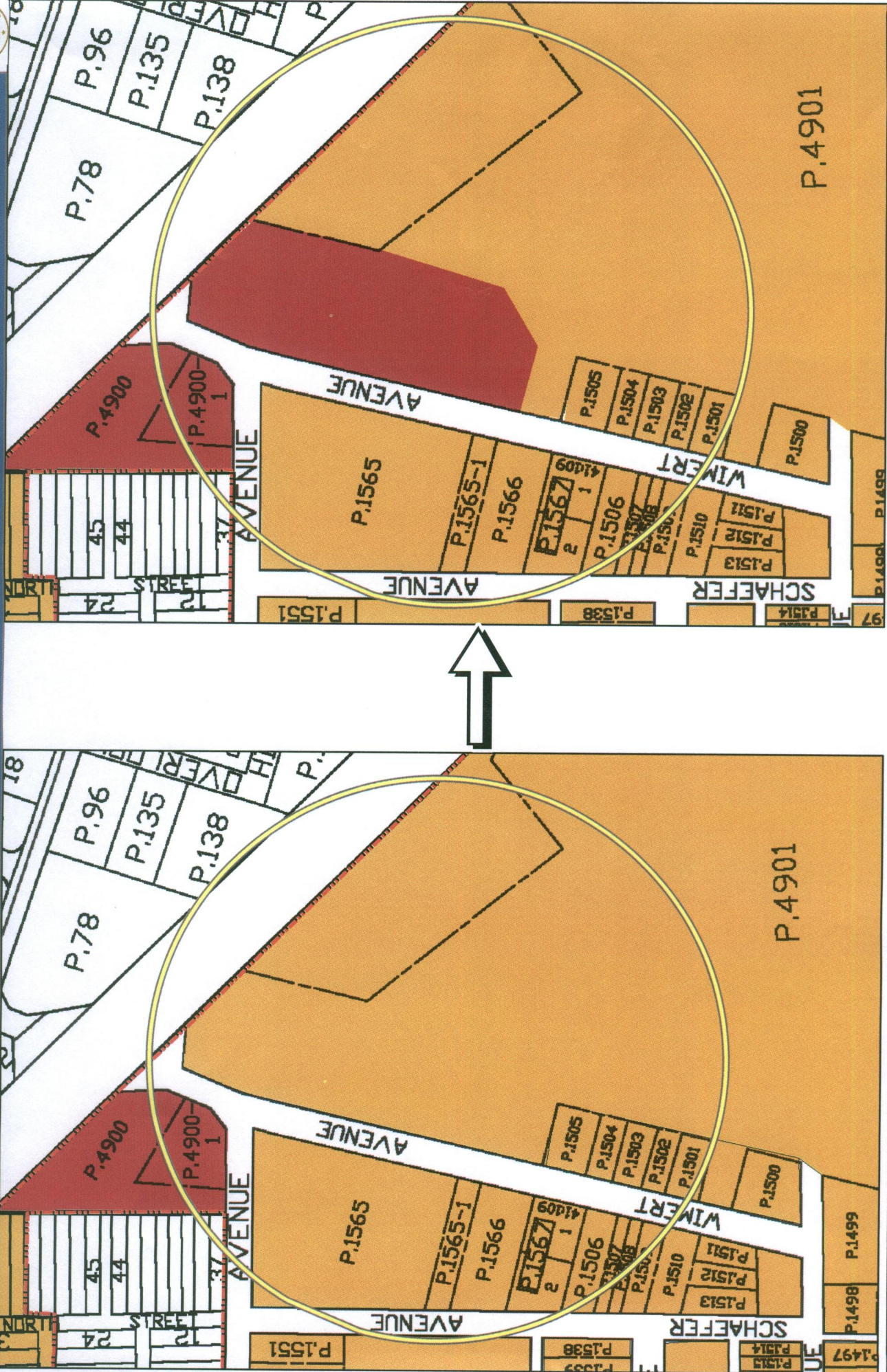
## **Exhibit F: St. John's Property**

### **➤ Proposed Re-Zoning: R-7,500 to Business**

**Excerpt from 2009 Comprehensive Plan:** St. John's of Westminster, Roman Catholic Church owns the 29.54 acre parcel at 43-45 Monroe Street in Westminster. The Parish made a request to the Westminster Planning and Zoning Commission (WPZC) for a change of land use for a small portion of the property that is located in the northwest corner at the intersection of the Wimert Avenue and MD Route 140. This is a heavily trafficked intersection and is ideally suited for a retail or commercial use.

The proposed plan would be to subdivide off a three acre parcel of this area, and then lease it for 15 to 20 years to a relatively low-impact commercial user such as a bank, drug store or lifestyle restaurant. The WPZC determined that this use would be compatible with similar commercial uses that currently exist at the Wimert Avenue and MD Route 140 intersection. The 2009 Comprehensive Land Use Map has re-designated the land use of the 3 acre parcel from Urban Residential to Commercial.





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Zoning				
B- Business	D-B- Downtown Business	I-R- Restricted Industrial	PD-4- Planned Development (4)(Ac)	R-20,000- Residential
C- conservation	C-N- Compatible Neighborhood	MU-I- Mixed Use Infill	PD-9- Planned Development (9)(Ac)	
C-C- Central Commerce	I-G- General Industrial	N-C- Neighborhood Commercial	R-7,500- Residential	
C-B- Central Business	P-I- Planned Industrial	P-RSC- Planned Regional Shopping	R-10,000- Residential	



## **Exhibit G: Route 27 Corridor (aka Town Center)**

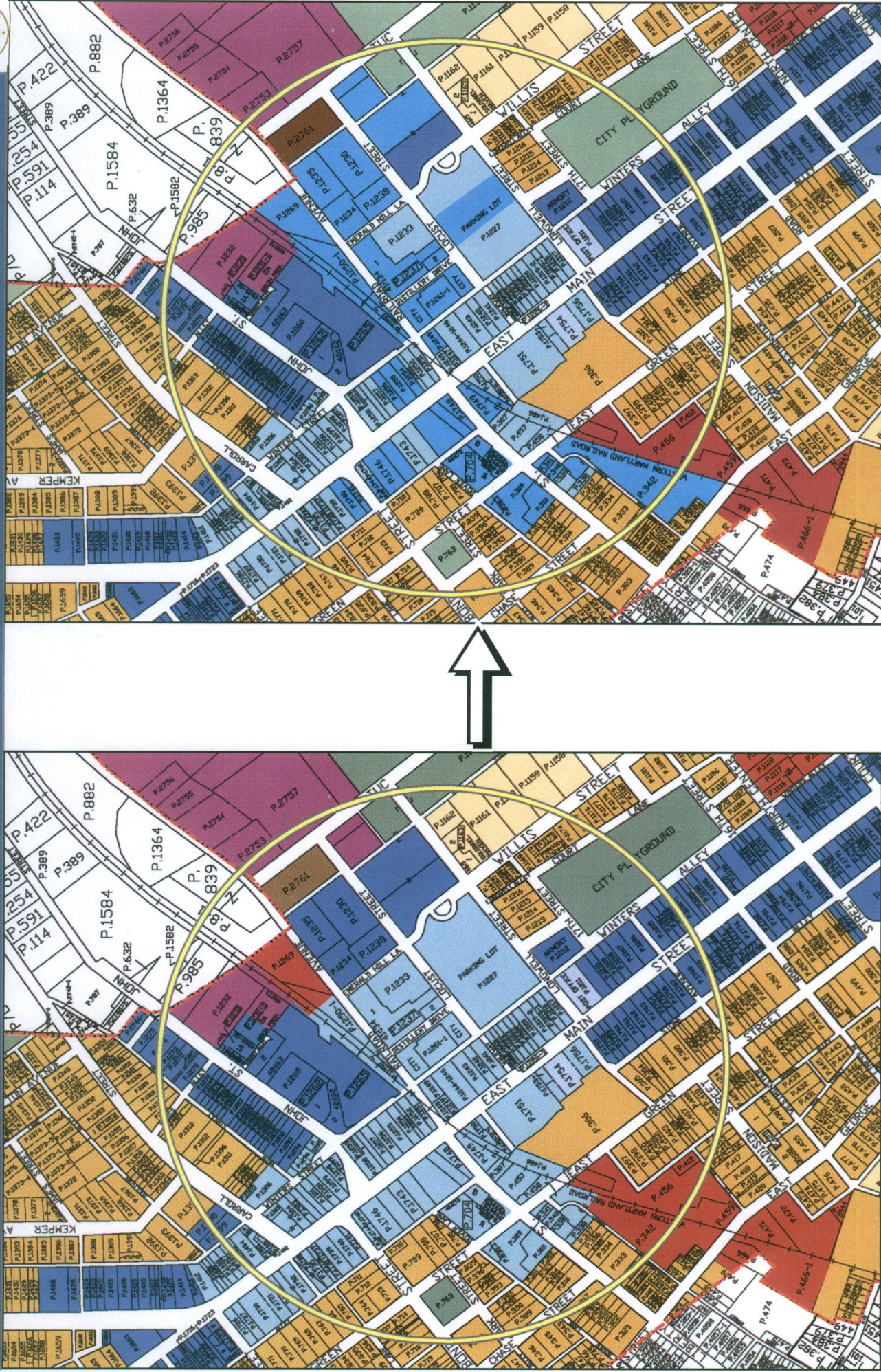
### **➤ Proposed Re-Zoning: Downtown Business or Central Business to Mixed Use Infill**

**Excerpt from 2009 Comprehensive Plan:** The 2004 Comprehensive Plan targeted the center of Downtown, along MD 27, as a prime opportunity for the use of the Mixed Use Infill zone. The Mixed Use Infill zone expands upon the goals of the two downtown zones by requiring a vertical mix of uses, establishing design guidelines, and providing for shared parking among uses.

The Mixed Use Infill zone also responds to the workforce and affordable housing shortage in the City. This zone allows for multi-family housing at a density of up to 25 dwelling units per acre as a principal permitted use in combination with a retail or office use on the first floor. The construction of multi-family dwellings in the downtown area would provide increased housing choices for residents and a more active 18-hour environment in the heart of the City.

The 2009 Comprehensive Land Use Map has re-designated the land use of the MD 27 Gateway Corridor, also known as the center of Downtown Westminster, from Central Business to Mixed Use Infill. This change of land use reflects the vision of the 2009 Comprehensive Plan for the future of Downtown Westminster and meets the need of increasing workforce housing in the City of Westminster.





- Zoning**
- B-Business
  - C-conservation
  - C-C-Central Commerce
  - C-B-Central Business
  - D-B-Downtown Business
  - C-N- Compatible Neighborhood
  - I-Q-General Industrial
  - P-L-Planned Industrial
  - I-R-Restricted Industrial
  - M-U-Mixed Use Infill
  - N-C-Neighborhood Commercial
  - P-RSC-Planned Regional Shopping
  - P-D-4-Planned Development (4/Ac)
  - P-D-9-Planned Development (9/Ac)
  - R-7,500-Residential
  - R-10,000-Residential
  - R-20,000-Residential

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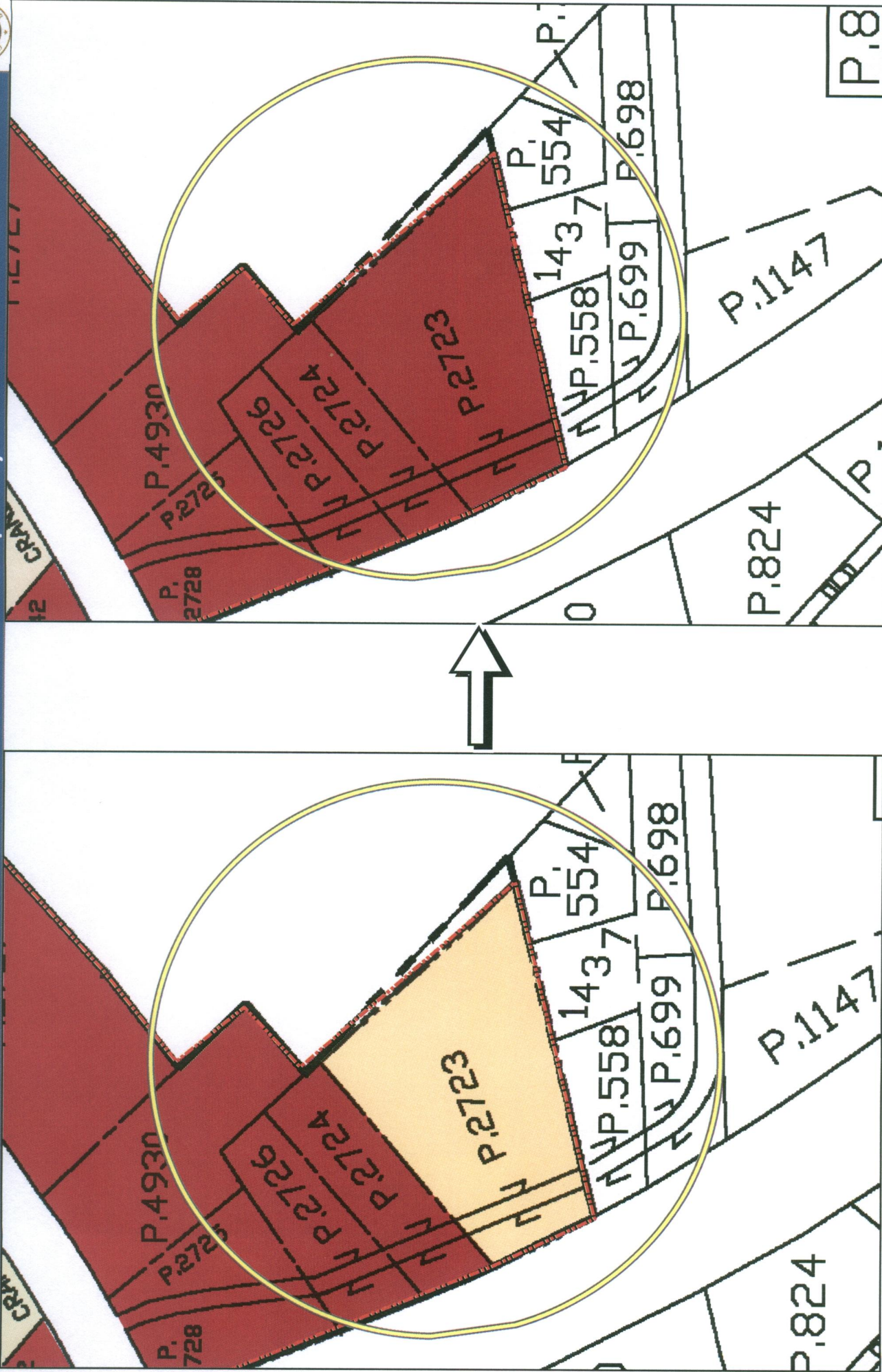
## **Exhibit H: Tennant Property**

### **➤ Proposed Re-Zoning: R-7,500 to Business**

**Excerpt from 2009 Comprehensive Plan:** The owners of the Tennant Property also made a request to the WPZC for a change of land use from Low Density Residential to Commercial. The entire Tennant Property is 3.71 acres; of that, a 0.44 acre parcel is already developed by a car repair shop at Cranberry Rd/MD 140. The remaining 3.16 acres are undeveloped. The property is surrounded by commercial uses. The 2004 Land Use Map designated the remaining 3.16 acres low-density residential; however, the 2008 Zoning Map shows 1.6 acres of the total 3.71 acres to be zoned Business.

The Tennant Family made a request to the WPZC for a change of land use of the 3.16 acres to correspond with the zoning of the rest of the Tennant Property and the existing use of land for the surrounding properties. The WPZC determined that the current zoning and the compatibility of neighboring properties provides justification for a change of land use. The 2009 Comprehensive Land Use Map has re-designated the land use of the 3.16 acre parcel from Low Density Residential to Commercial.





**Zoning**

B-Business	D-B-Downtown Business	I-R-Restricted Industrial	PD-4-Planned Development (4/Ac)	R-20,000-Residential
C-conservation	C-N- Compatible Neighborhood	M-U-Mixed Use Infill	PD-9-Planned Development (9/Ac)	
C-C-Central Commerce	I-G-General Industrial	N-C-Neighborhood Commercial	R-7,500-Residential	
C-B-Central Business	P-I-Planned Industrial	P-RSC-Planned Regional Shopping	R-10,000-Residential	

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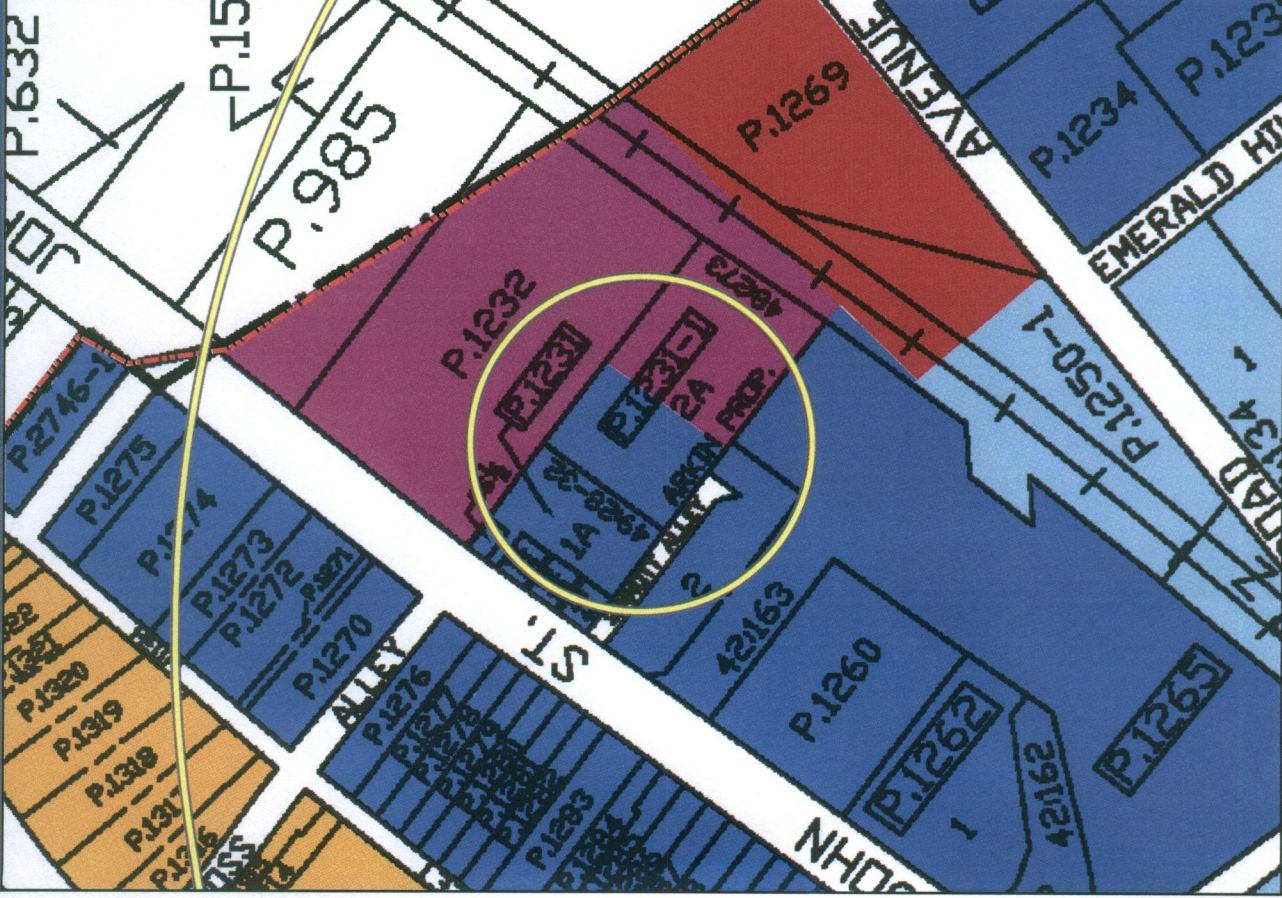
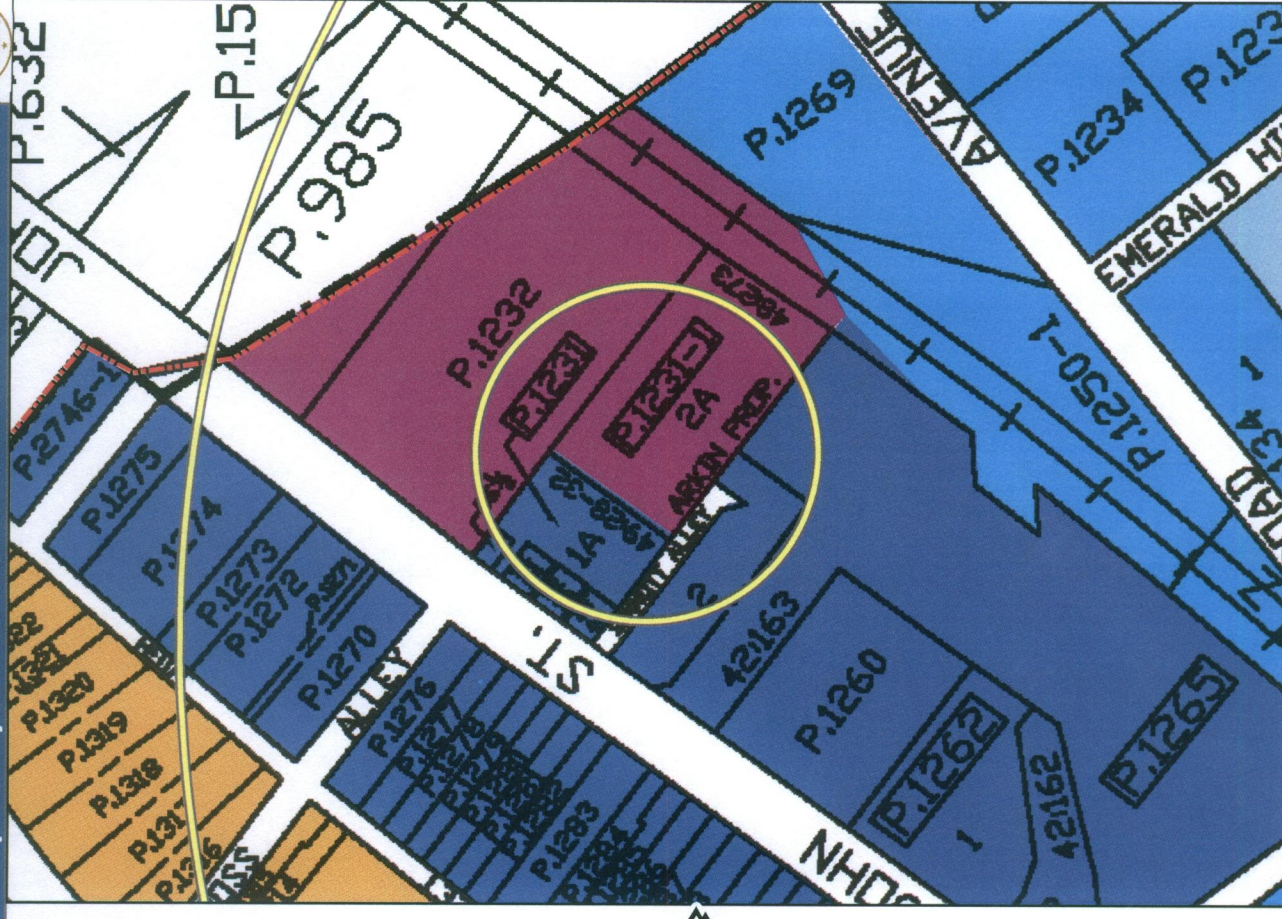
## **Exhibit I: TBH Property**

### **➤ Proposed Re-Zoning: Downtown Business to Restricted Industrial**

**Excerpt from 2009 Comprehensive Plan:** Thomas, Bennett and Hunter, Inc. (TBH) is a ready-mixed concrete supplier for central Maryland and the Eastern Panhandle of West Virginia. TBH is located on 70 John Street in Downtown Westminster. The property is zoned Restricted Industrial (I-R) except for a small part of the property that is zoned Residential and totals 0.7122 acres.

TBH made a request to the Westminster Planning and Zoning Commission (WPZC) for a change of land use of the 0.7122 acres to correspond with the land use designation of the rest of the TBH property and that the change of land use is compatible with the existing industrial use of the land. The WPZC determined that the existing use of land provides justification for a change of land use. The 2009 Comprehensive Land Use Map has re-designated the land use of the 0.7122 acre parcel from Urban Residential to Industrial.





Legend	Map
B- Business	B- Business
C- conservation	C- conservation
C-C- Central Commerce	C-C- Central Commerce
C-B- Central Business	C-B- Central Business
D-B- Downtown Business	D-B- Downtown Business
C-N- Compatible Neighborhood	C-N- Compatible Neighborhood
I-G- General Industrial	I-G- General Industrial
P-I- Planned Industrial	P-I- Planned Industrial
I-R- Restricted Industrial	I-R- Restricted Industrial
M-U- Mixed Use Infill	M-U- Mixed Use Infill
N-C- Neighborhood Commercial	N-C- Neighborhood Commercial
P-RSC- Planned Regional Shopping	P-RSC- Planned Regional Shopping
PD-4- Planned Development (4/Ac)	PD-4- Planned Development (4/Ac)
PD-9- Planned Development (9/Ac)	PD-9- Planned Development (9/Ac)
R-7,500- Residential	R-7,500- Residential
R-10,000- Residential	R-10,000- Residential

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